



## PLANNING & BUILDING DEPARTMENT ACCESSIBILITY CHECK LIST FOR MULTI-FAMILY RESIDENTIAL BUILDINGS

City staff has compiled this partial checklist to assist developers with designing buildings in conformance with the present edition of the Building Code. The City of Long Beach assumes no liability or responsibility for the accuracy or completeness of information presented herein. Please note: Numbers within brackets are in reference to sections of the 2001 CBC.

### GENERAL

1. When a building, or portions of a building, is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way [1107A.2.1].
2. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public [1107A.2.1].
3. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities [1107A.2.1].
4. Where more than one route of travel is provided, all routes shall be accessible [1107A.3].
5. A sign displaying the International Symbol of Accessibility shall be posted at every primary public entrance and at every major junction along or leading to an accessible route of travel. Signs shall indicate the direction to accessible building entrances and facilities [1117.A.3].
6. All walks, sidewalks, halls, corridors, aisles and other spaces that are part of an accessible route shall be a minimum of 48" wide, except at doors [1107A.4].
7. Walks, halls, corridors, passageways, aisles and other circulation spaces shall have 80" minimum headroom [1107A.7].
8. When an accessible route has changes in level greater than  $\frac{1}{2}$ ", then a curb ramp, ramp, elevator or special access lift shall be provided. Stairs shall not be part of an accessible ramp [1107A.8].
9. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway exceeding 4" in a vertical dimension shall be identified by curbs projecting at least 6" in height above the walk or sidewalk surface [1120A.7.1].
10. If the first floor containing dwelling units is above grade all units at the first floor must be accessible. This floor is considered a "ground floor" [1107A.5].
11. All ground floor units in non-elevator buildings with building entrances on an accessible route shall be accessible and adaptable [1102A.1A, 1119A].
12. Twenty percent of the ground-floor dwelling units that are not required to have an accessible route shall be adaptable. The remaining ground-floor dwelling units must comply with the features listed in Section 1119A.2 unless exempted by Test No. 3, Unusual Characteristics Test [1119A].
13. When a building elevator or elevators are provided as a means of access to dwelling units, other than dwelling units on a ground floor, then the building is an "elevator building" and all units in the building must be accessible regardless of the slope of the natural terrain [1107A.13.3].

14. Public-use and common-use areas serving adaptable units shall be accessible [1105A.1].

## ACCESSIBLE PARKING

NOTE: Each lot or parking structure where parking is provided for guests or residents shall be accessible.

1. Private garages, which are accessory to dwelling units, shall be accessible [1104A.1].
2. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicular traffic is necessary, the route of travel shall be designated and marked as a crosswalk [1118A.1, 118A.4].
3. Accessible parking space(s) for residents for at least 2% of the total number of dwelling units shall be provided [1118A.1].
4. Accessible parking space(s) for visitors (at least 5% of the total provided parking) shall be provided. Signage is required and shall not be blocked from view by a vehicle parked in the space [1118A.1].
5. All entrances and vertical clearances within parking structures shall have a minimum vertical clearance of 8'-2" where required for accessibility to parking spaces for persons with physical disabilities [1118A.2].
6. Where single accessible parking spaces are provided, they shall be 14' wide and outlined to provide a 9' parking area and a 5' loading and unloading access aisle on the passenger side of the vehicle. When more than one accessible parking space is provided, two spaces can be provided within a 23' wide area lined to provide a 9' parking area on each side of a 5' loading and unloading access aisle in the center [1118A.4.1].
7. One in every eight accessible parking spaces, but not less than one, shall be served by an access aisle 8' wide minimum and shall be designated "van accessible" [1118A.4.2].
8. Accessible parking spaces shall be so located that persons with disabilities are not compelled

to wheel or walk behind parked cars other than their own [1118A.4.3].

9. Surface slopes of accessible parking spaces shall be minimum possible and shall not exceed ¼-inch per foot in any direction [1118A.4.4].
10. Every accessible parking space shall be identified by a sign, centered between 3' and 5' above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Accessibility and state RESERVED [1118A.5].
11. An additional sign shall also be posted in a conspicuous place, at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall or space. The sign shall be not be less 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following [1118A.5]:  
"Unauthorized vehicles parked in designated accessible parking spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed away at owner's expense. Towed vehicles may be \_\_\_\_\_ reclaimed \_\_\_\_\_ at \_\_\_\_\_ or by telephoning \_\_\_\_\_."
12. The surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes [1118A.5]:
  - a. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant.
  - b. By outlining a profile view of a wheelchair with occupant in white or blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide.

## WALKS AND SIDEWALKS

1. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½" and shall be a minimum of 48" wide. Sidewalks serving **individual** dwelling units in covered multifamily

buildings shall be 36" minimum in clear width [1120A.6.1].

2. Walk and sidewalk surface cross slopes shall not exceed ¼" per foot [1121A.6.1].
3. Walks and sidewalks shall be slip resistant [1120A.6.1]:
  - a. Surfaces with a slope of less than 6% gradient shall be at least as slip-resistant as that described as a medium salted finish.
  - b. Surfaces with a slope of 6% gradient shall be slip-resistant.
4. When the slope in the direction of travel exceeds 1 vertical to 20 horizontal (5%), it shall comply with the provisions of Section 1120A.5 for ramps [1120A.6.3].
5. Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½" in the direction of traffic flow [1120A.6.2].
6. All walks with continuous gradients shall have level areas at least 5' in length at intervals of at least every 400' [1120A.6.6].
7. Walks shall be provided with a level area not less than 60"x60" at a door or gate that swings toward the walk, and not less than 48" wide by 44" deep at a door or gate that swings away from the walk [1120A.6.5].

## **CURB RAMPS**

NOTE: Curb ramp is defined as a sloping pedestrian way, intended for pedestrian traffic, which provides access between a walk or sidewalk to a surface located above or below an adjacent curb face. Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb [1102A.3-C, 1117A.4].

1. Curb ramps shall be a minimum of 4' in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope [1117A.4.2].
2. The slope of curb ramps shall not exceed 1 vertical to 12 horizontal (8.33%) [1117A.4.3].

3. A level landing 4' deep shall be provided at the upper end of each curb ramp over its full width to permit a safe egress from the ramp surface [1117A.4.4].
4. The surface of each curb ramp and its flared sides shall be stable, firm, and slip resistant and shall be of contrasting finish from that of the adjacent sidewalk [1117A.4.6].
5. A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp when the ramp slope is less than 1 vertical to 15 units horizontal (6.7%) [1117A.4.7].
6. Curb ramps shall be located or protected to prevent their obstruction by parked cars. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes [1117A.4.8].

## **RAMPS (EXTERIOR OR INTERIOR)**

NOTE: Any path of travel shall be considered a ramp if its slope is greater than 1 rise in 20 run. The least possible slope shall be used for any ramp.

1. The maximum slope of a ramp that serves any exit way provides access for persons with physical disabilities or is in the path of travel shall be 1 unit rise in 12 units run [1120A.5.4].
2. The cross slopes of ramp surfaces shall be no greater than 1 unit vertical in 50 units run (2%) [1120A.5.4.1].
3. The width of ramps shall be as required for stairways and exits [1120A.5.2].
4. Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 5'. Ramps serving Group R Occupancies may be 3' wide when the occupant load is 50 or less. All other pedestrian ramps shall have a minimum width of 4' [1120A.5.3].
5. Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30" of vertical rise and at each change of direction [1120A.5.5.1].
6. Top landings shall not be less than 5' wide and shall have a minimum length of 5' in the

direction of ramp run. In privately funded multifamily buildings, the top landing shall not be less than 5' wide and shall have a length of 44" in the direction of ramp run. The top landing shall extend a minimum of 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps [1120A.5.5.2, 1120A.5.5.4].

7. Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 6' to accommodate the handrail extension. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 5' [1120A.5.5.6, 1120A.5.5.7].
8. Handrails are required on ramps that provide access if slope exceeds 1 rise to 20 run (5%) [1120A.5.6].
9. Handrails shall be placed on each side of ramps, shall be continuous the full length of the ramp and shall be 34" to 38" above the ramp surface. Handrails shall extend a minimum of 1' beyond the top and bottom of the ramp and the ends shall be returned [1120A.5.6].
10. The grip portion of handrails shall not be less than 1 ¼" nor more than 1 ½" or the shape shall provide an equivalent gripping surface. Handrail surfaces shall be smooth with no sharp corners. Edges shall have a minimum radius of 1/8" [1120A.5.6].
11. Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length, the ramp shall comply with one of the following [1120A.5.7]:
  - a. A guide curb a minimum of 2" in height shall be provided at each side of the ramp; or
  - b. A wheel guide rail shall be provided, centered 3" plus or minus above the surface of the ramp [1120A.5.7].

## DOORS

1. Every primary entrance to a dwelling unit required to be accessible shall be provided with a door buzzer, bell, chime or equivalent installation mounted a maximum of 48" above the floor, connected to permanent wiring [1106A.1].

2. Primary entrance and required exit doorway shall be of a size as to permit the installation of a door not less than 3' in width and not less than 6'8" in height. When installed, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32" [1120A.2.2].
3. Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening of 32" with the leaf positioned at an angle of 90 degrees from its closed position [1120A.2.3.1].
4. The floor or landing shall not be more than ½" lower than the threshold of the doorway [1120A.2.4].
5. Exterior deck, patio or balcony surfaces shall be no more than 4" below the floor level of the interior of the dwelling unit [1120A.2.4 Except. 4].
6. The floor or landing on each side of an exit door shall be level. The level area shall have a length in the direction of the door swing of at least 60" and a length opposite the direction of the door swing of 44" measured at right angle to the plane of the door in a closed position [1120A.2.4.2].
7. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the strike edge for interior doors [1120A.2.4.3].
8. The maximum effort to operate doors shall not exceed 8-1/2 pounds for exterior doors and 5 pounds for interior doors [1120A.2.5].
9. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door [1120A.2.6].

## KITCHENS

NOTE: Kitchens within adaptable dwelling units shall be accessible.

1. Kitchens in covered multifamily dwelling units that are required to be accessible shall have a clear floor space at least 30"x48" that allows a parallel approach by a person in a wheelchair at the range or cook top and either a parallel or forward approach at the oven, dishwasher, refrigerator/freezer and trash compactor [1112A.2].
2. Faucet controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall not be greater than 5 pounds [1112A.3].
3. A minimum linear length of 30" of counter top shall be provided for the kitchen sink, and a minimum linear length of 30" of counter top shall be provided for a work surface, both of which shall be designed to enable repositioning to a minimum height of 28" [1112A.4].
4. Base cabinets directly under kitchen sink counter area, shall be removable without the use of specialized tools or specialized knowledge to provide clearance for a wheelchair. Finished floor shall be provided on the floor beneath the counter top [1112A.6].

## BATHROOMS

1. Bathroom entrance doorways shall have an 18" clear space to the side of the strike edge of the door on the swing side of the door [T 1109A.2.1].
2. Where the door swings into the bathroom, there shall be a clear space (approximately 30"x48") within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures [T 1109A.2.1].
3. Water closet in accessible bathrooms shall be located in a space 36" wide minimum with a minimum of 48" in front of the water closet. This space may include maneuverable space under a lavatory. The minimum height of water closet seats shall be 15" above the floor [1109A.3].
4. Grab bars need not be installed in either a bathing or toilet facility within an adaptable dwelling unit provided all structural

reinforcements for future grab bar installation are provided in the appropriate locations in the adjoining walls. The reinforced wall shall be capable of supporting a load of at least 250 pounds [1109A.5].

5. Where the toilet is not placed adjacent to a sidewall, the bathroom shall have provisions for installation of floor mounted, foldaway or similar alternative grab bars [1109A.6].
6. Where the toilet is placed adjacent to a sidewall, reinforcement shall be installed on one side and the back. If reinforcement is installed at the back of the toilet, it shall be installed between 32" and 38" above the floor. The grab bar reinforcement shall be a minimum of 6" in height; the backing shall be a minimum of 40" in length [1109A.6].
7. A bathtub may be installed without surrounding walls provided reinforced areas are provided for installation of floor-mounted grab bars [1109A.7].
8. Where a tub is installed with surrounding walls, grab bar reinforcement shall be installed on each end of the bathtub 32" to 38" above the floor [1109A.7].
9. Glass walled shower stalls shall include provisions for the installation of floor-mounted grab bars [1109A.8].
10. Only one bathroom in accessible dwelling units need comply with the requirements for physically disabled persons provided it complies with the following additional requirements [T 1109A.2-2]:
  - a. When both tub and shower fixtures are provided, at least one shall be made accessible and when two or more lavatories in a bathroom are provided, at least one shall be made accessible.
  - b. Toilets shall be located in a manner that permits a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the centerline of the fixture shall be a minimum of 18" from the obstacle. The other (non-grab bar) side of the toilet fixture shall be a minimum of 18" from the finished surface of adjoining walls, vanities or from the edge of a lavatory [T 1109A.2-2].

- c. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18" horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34" above the finished floor. Lavatory cabinets are designed with adaptable knee space as follows [1109A.2-2]:
  - i. The knee space shall be at least 30" wide and 8" deep.
  - ii. The knee space shall be at least 29" high at the front face and reducing to not less than 27" at a point 8" back from the front edge.

- 11. All other bathrooms including powder rooms within the dwelling unit shall be on an accessible route with usable entry doors [1109A.2.2].

## LAUNDRY ROOMS

- 1. If clothes washing machines and clothes dryers are provided, at least one of each type of appliance shall be provided in each laundry area. Laundry rooms are not required to have front-loading clothes washers. Where front-loading clothes washers are not provided, management shall provide assistive devices, on request, to permit a resident to use a top-loading clothes washer [1115A.1].

## TELEPHONES

NOTE: On floors where public telephones are provided, at least one telephone shall be accessible. On any floor where two or more banks of multiple telephones are provided, at least one telephone in each bank shall be accessible.

- 1. A clear floor space at least 30"x48" shall be provided at telephones. The clear space for wheelchairs may be positioned for forward or parallel approach. [1111A.2, 1111A.3].
- 2. The highest operable part of the telephone shall be within the reach ranges specified in the figures in Chapter 11B. Telephones mounted diagonally in a corner that require wheelchair users to reach diagonally shall have the highest operable part no higher than 54" above the floor [1111A.6].

- 3. If telephone enclosures are provided, they may overhang the clear floor space provided 1111A.7]:
  - a. For side approach telephones, the overhang into the clear 30"x48" space shall not be greater than 19" and the height of the lowest overhanging part shall be equal to or greater than 27" [1111A.7.1].
  - b. For forward approach telephones, if the overhang is greater than 12" then the clear width of the enclosure shall be 30" minimum [1111A.7.3].
  - c. Entrances to full-height enclosures shall be 30" minimum [1111A.7.2].

- 4. Telephones shall have push-button controls where service for such equipment is available. The cord from the telephone to the handset shall be at least 29" long [1111A.10, 1111A.11].

- 5. Telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. At least one telephone on each floor or in each bank shall be equipped with a volume control. Such telephones shall be capable of a minimum of 12 dbA and a maximum of 18 dbA above normal [1111A.8].

## SWIMMING POOLS/DRINKING FOUNTAINS

- 1. Swimming pool deck and ancillary areas shall be accessible and an assisting device shall be provided assist persons with disabilities in gaining access to the pool [1113A.1].
- 2. If provided, drinking fountains and water coolers shall be on an accessible route. Wall-mounted and post-mounted cantilevered drinking fountains and water coolers shall have a clear knee space of 30" minimum and a minimum clear floor space of 30"x48" to allow a front approach [1113A.2.1].

## ELEVATORS

NOTE: Private elevators serving only one dwelling unit need not be accessible.

- 1. In buildings of two or more stories in height served by an elevator or a building served by an elevator required for accessibility by Section 1109A, all elevators provided shall accommodate a wheelchair. The minimum

clear distance between walls or between wall and door, excluding return panels, shall not be less than 80"x54" for center-opening doors, and 68"x54" for side-opening doors [1110A.1.2, 1110A.1.7].

2. Provide car control identification for the visually impaired [1110A.1.8, 1110A.1.9, 1110A.1.10].
3. When the vertical distance between landings, as well as the structural design and safeguards are as allowed by the State of California, Department of Industrial Relations, Division of Occupational Safety and Health, special access wheelchair lifts may be provided between levels in lieu of passenger elevators [1110A.2].

## **STAIRWAYS**

1. Stairways shall have handrails on each side, and every stairway required to be more than 88" in width shall be provided with not less than one intermediate handrail for every 88" of required width. Intermediate handrails shall be located equidistant with the width of the stairway [1120A.4.1].
2. Handrails shall be 34" to 38" above the nosing of the treads [1120A.4.2.1].
3. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing [1120A.4.2.2].
4. Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to floor, wall or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing [1120A.4.2.4].
5. Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail [1120A.4.2.5].
6. The handgrip portion of a handrail shall not be less than 1-1/4" nor more than 1-1/2" in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip

portion of handrails shall have a smooth surface with no sharp corners. Edges shall have a minimum radius of 1/8" [1120A.4.2.6].

7. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2" wide and placed parallel to and not more than 1" from the nose of the step or landing. The strip shall be of material that is at least a slip resistant as the other treads of the stair [1120A.4.3].
8. All tread surfaces shall be slip-resistant. Treads shall have smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing [1120A.4.3.1].
9. The nosing shall not project more than 1-1/2" past the face of the riser below [1120A.4.3.2].
10. Open risers are not permitted on stairways outside of the dwelling unit or on accessible routes of travel [1120A.4.3.3].

## **CORRIDORS/EXTERIOR EXIT BALCONIES**

1. Every corridor serving an occupant load of 10 or more shall not be less than 44" in width. Corridors serving an occupant load of less than 10 shall not be less than 36" in width [1120A.3.1].
2. Corridors that exceed 200' in length shall [1120A.3.2]:
  - a. Have a minimum clear width of 60"; or
  - b. Have at a central location, a 60"x60" minimum wheelchair turning space or passing alcove; or
  - c. Have at a central location, an intervening cross or tee corridor of a minimum of 44" in width; or
  - d. Have at central location an operable door.